



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF PUBLIC HEARING FOR
A PROPOSED LAND DIVISION**

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Bruce W. McClendon FAICP
Director of Planning

**VESTING TENTATIVE TRACT MAP NO. 067784
GENERAL PLAN AMENDMENT NO. 2006-00015-(2)
ZONE CHANGE NO. 2006-00012-(2)
CONDITIONAL USE PERMIT NO. 2006-00321-(2)**

Notice is hereby given that the Los Angeles County Regional Planning Commission will conduct a public hearing concerning this proposed land development on Wednesday, August 13, 2008 at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

Project Location: The property is located at 22425-22433 S. Vermont Avenue, within the unincorporated community of West Carson and in the Carson Zoned District of Los Angeles County.

Project Description: The project proposes one multi-family lot with 246 attached condominium units in one building, to be built to green building certification standards. The building varies from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres (4.31 net). An associated request is also proposed to amend the General Plan from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Gross Acre) and to change the existing M-1 (Light Manufacturing) zoning to R-4-47U-DP (Unlimited Residence-Development Program). The applicant is requesting approval of a Conditional Use Permit for the Development Program zone. An administrative housing permit is proposed, for a 20 percent density bonus (40 units) with 10 percent affordable housing (22 units) set aside for lower-income households. The Housing Permit is subject to a Director's Review subsequent to adoption of the Zone Change and approval of the Plan Amendment. The existing 93,000 square-foot multi-use warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut/fill grading is proposed, with 16,400 cubic yards to be imported from offsite.

Environmental Determination: A Mitigated Negative Declaration has been prepared for this project. The draft environmental document concludes that the project design and/or suggested conditions will adequately mitigate impacts associated with noise, air quality, traffic and emergency services to a level of less than significant/no impact. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Mitigated Negative Declaration.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Mr. Jodie Sackett. You may also obtain additional information concerning this case by phoning Mr. Jodie Sackett at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If a County action is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

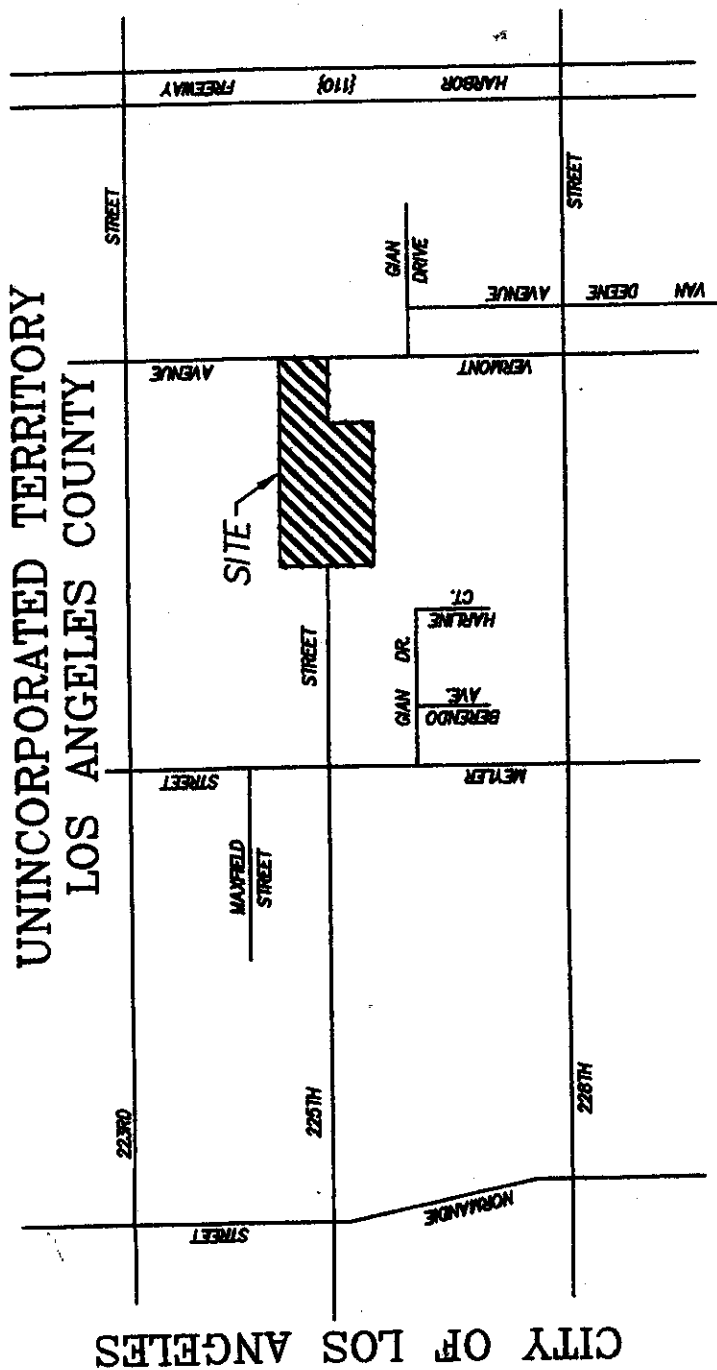
Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:00 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays.** These materials will also be available for review beginning July 14, 2008 at the Carson Regional Library located at 151 E. Carson Street, Carson, CA 90745-2797, (310) 830-0901. Selected materials are also available on the Department of Regional Planning website at <http://planning.lacounty.gov>.

BRUCE W. MCCLENDON, FAICP
Director of Planning

'ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

'Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para construir siete edificios de 246 condominios total en 4.74 acres y para enmendar el mapa de uso de terreno del plan de la general de "I" a "4" y un cambio de zona para cambiar de M-1 a R-4-DP y un permiso de uso condicional. La audiencia publica para considerar el proyecto se llevara acabo el 13 de agosto de 2008. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."

UNINCORPORATED TERRITORY
LOS ANGELES COUNTY



VICINITY MAP
NOT TO SCALE